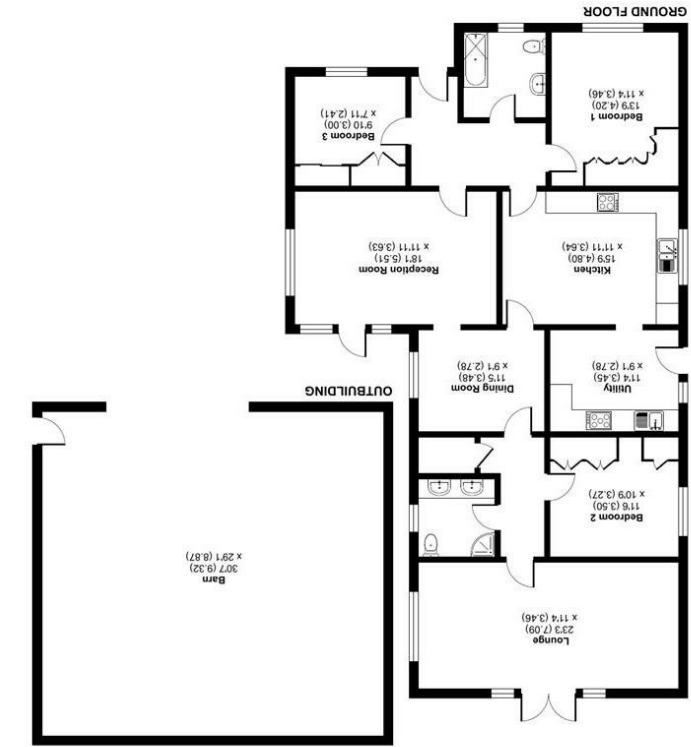


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. (Producing International Property Measurement Standards (IPMS) 2nd Edition). © iStockroom 2025. Produced for Dawson's Property, REF: 1300028

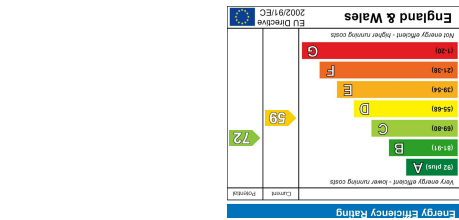


Maes Yr Haf, Mynyddcerrig, Llanelli, SA15

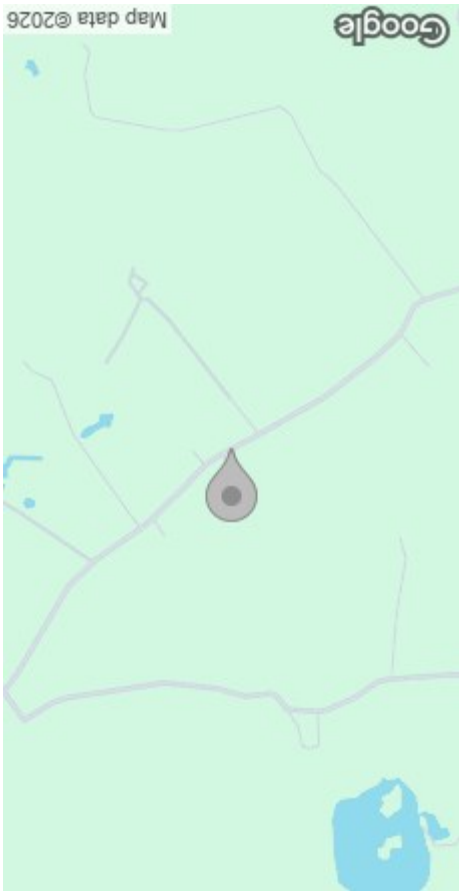
Approximate Area = 1600 sq ft / 148.6 sq m
Outbuilding = 890 sq ft / 82.6 sq m
Total = 2490 sq ft / 231.3 sq m

For identification only - Not to scale

FLOOR PLAN



EPC



AREA MAP



GENERAL INFORMATION

Located in the picturesque village of Mynyddcerrig, Llanelli, this delightful smallholding presents a rare opportunity to embrace a tranquil rural lifestyle with outstanding equestrian facilities. Set within a generous plot of approximately 3.75 acres, the property offers versatile living space and breath-taking countryside views. The main residence is thoughtfully arranged, currently offering three spacious bedrooms and two contemporary bathrooms—perfect for families or those in need of additional room. At the heart of the home are three warm and welcoming reception rooms, ideal for entertaining or relaxing in comfort. A bright kitchen/breakfast room provides a lovely space for everyday meals, complemented by a practical utility room. Equestrian enthusiasts will be especially impressed by the well-appointed stables and tack blocks, all benefiting from power and water supplies. A large steel barn adds further flexibility—ideal for storage, workshops, or conversion (subject to planning). The surrounding paddocks provide ample space for grazing and exercise, making this a true haven for horse lovers. Combining modern comforts with rustic charm, this exceptional property delivers both a peaceful retreat and a lifestyle rich in countryside appeal. Whether you’re pursuing equestrian passions or simply seeking serenity, this Mynyddcerrig gem is not to be missed.

FULL DESCRIPTION

Entrance

Hallway

Family Bathroom

Bedroom 1
13'9" x 11'4" (4.20m x 3.46m)

Bedroom 3
9'10" x 7'10" (3.00m x 2.41m)

Reception Room
18'0" x 11'10" (5.51m x 3.63m)

Kitchen
15'8" x 11'11" (4.80m x 3.64m)

Utility
11'3" x 9'1" (3.45m x 2.78m)



Dining Room
11'5" x 9'1" (3.48m x 2.78m)

Inner Hallway

Bedroom 2
11'5" x 10'8" (3.50m x 3.27m)

Shower Room

Lounge
23'3" x 11'4" (7.09m x 3.46m)

Barn
30'6" x 29'1" (9.32m x 8.87m)

Parking
Large driveway

Council Tax band = F

Tenure
Freehold

EPC = D

Services

Heating System - Oil
Mains electricity, sewerage and water (metered)
Broadband - The current supplier is BT (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, EE
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

